Provincial Agricultural Land Commission

ANNUAL REPORT

2014/15

June 30, 2015

Agricultural Land Commission
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June 30, 2015

Honourable Norm Letnick
Minister of Agriculture
Parliament Buildings
Victoria, BC V8V 1X4

Dear Minister:

I respectfully submit the Annual Report for the Provincial Agricultural Land Commission for the period April 1, 2014 to March 31, 2015.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Frank Leonard.

Frank Leonard, Chair

Published by the Provincial Agricultural Land Commission

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Message from the Chair

Fiscal year 2014/15 was a year of change for the Agricultural Land Reserve and the Commission. The government introduced and passed Bill 24 amending the *Agricultural Land Commission Act* in May. The legislation was brought into effect in September. The legislation created two zones and established the 6 panel governance structure. Fifteen new Commissioners were appointed in October, bringing the Commission membership to 19 – a Chair, 6 Vice-Chairs and 12 Commissioners. Commissioners participated an intensive training sessions in October and December and embarked on Commission business and decision making early in 2015.

The Ministry of Agriculture carried out a consultation process regarding ALR regulations in July and August. The ALC participated in the process by attending regional meetings and answering technical questions. The ALC also provided input to Ministry staff and made a submission in response to the consultation questions. In addition, the ALC Chair and senior staff participated in the Minister's Reference Group that advised the Minister on some of the changes.

The ALC's ongoing work to enhance its technology capacity via the development of an online application submission process, a new website and data capture continued to be a focus for staff. In September the ALC launched its new and improved website with more accessible information about the ALR, what it means to purchase property and live in the ALR and the process for making applications as well as the addition of an improved online reference library and the ALR Property and Map finder – a web based tool to help individuals determine the ALR status of land and view ALR maps without the assistance of ALC staff.

The ALC also continued its work to meet the recommendations of the Auditor General's 2010 audit.

Despite ongoing change, the dedicated team of staff and appointed Commissioners at the ALC continue to champion the protection of the limited agricultural land resource in BC and ensure that it is available for agricultural production now and in the future.

2014/15 ALC Annual Report
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Mission and Purpose

The ALC is the provincial agency responsible for administering the ALR, a provincial land use zone for agriculture. The purposes of the ALC as set out in legislation are:

(a) to preserve agricultural land;

(b) to encourage farming on agricultural land in collaboration with other communities of interest; and

(c) to encourage local governments, First Nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

The *Agricultural Land Commission Act* (*ALC Act*) sets out processes for the inclusion or exclusion of land to and from the ALR and for non-farm use and subdivision of land within the ALR. The *ALC Act* is supported by the Agricultural Land Reserve Use, Subdivision and Procedure Regulation (BC Regulation 171/2002), which provides procedures for applications and defines permitted land uses and subdivisions within the ALR.

As an administrative tribunal acting pursuant to the *ALC Act* and the *Administrative Tribunals Act*, the ALC considers each application on its individual merits through a fair and transparent review process.

The work of the ALC is carried out by a body of appointed Commissioners. The appointed Commissioners are the Board of Directors of the ALC which is supported by 21 professional staff.

Changes to the *ALC Act* were carried out in 2014. Bill 24 – Agricultural Land Commission Amendment Act, 2014 was introduced in the legislature on March 27, 2014 and the bill received third reading on May 29, 2014. The changes to the ALC Act were brought into force on September 5. 2014.

ALC - An Administrative Tribunal

The ALC is an independent quasi-judicial tribunal established under the *Agricultural Land Commission Act*. As an administrative tribunal, the ALC functions at arm's length from government and exercises its role in a nonpartisan and impartial manner.

Appointments to the ALC are by Order-in-Council and in the case of the ALC, some members are appointed by Ministerial Order. Candidates for appointment are chosen for their knowledge in matters related to agriculture, land use planning, local government and first nations government as set out in s. 5(1) of the *ALC Act*.

The ALC performs a wide range of functions, including adjudication/decision-making, research and recommendations, policy research and development, hearing of appeals.

Portions of the *Administrative Tribunal Act* apply to the ALC as set out in the *Agricultural Land Commission Act*. These sections were amended in the fall of 2014 via a *Miscellaneous Statutes Amendment Act (No. 2), 2014*.

The Board

The ALC is administered by a government-appointed Commission consisting of a Chair, 6 Vice-Chairs and 12 members who represent six geographic regions that reflect the varied geography and agricultural areas of the province. Commissioners are appointed from the regions and are selected for their relevant backgrounds and expertise.

All members form the provincial body of the ALC which undertakes:

- Strategic and business planning;
- Policy development;
- Consideration of issues of province-wide importance;
- Meetings with applicants, individuals, local governments, farm organizations and other government representatives.

Board Members (April 1, 2014 –October, 2014)
Richard Bullock - *Kelowna* (Chair)
Jerry Thibeault, *Cranbrook*
Gordon Gillette, *Williams Lake*
Hubert Miles, *Vernon*
Jim Johnson, *Cherryville*
Lucille Dempsey, *Kamloops*
Jennifer Dyson, *Port Alberni*

Board Members (October 2014 - March 31, 2015)	
Richard Bullock - *Kelowna* (Chair)	
Bill Zylmans, *Richmond*	Jerry Thibeault, *Cranbrook*
Gordon Gillette, *Williams Lake (exp Jan 2015)*	Sharon Mielnichuk, *Fort Steele*
Hubert Miles, *Vernon (exp Jan 2015)*	Jennifer Dyson, *Port Alberni*
Jim Johnson, *Cherryville*	Gord McCallum, *Surrey*
Lucille Dempsey, *Kamloops*	Satwinder Bains, *Abbotsford*
Honey Forbes, *Duncan*	Clark Gourlay, *Parksville*
Gerald Zimmermann, *Kelowna*	Greg Norton, *Oliver*
Ian Knudsen, *Creston*	Richard Mumford, *Alexis Creek*
Roger Patenaude, *150 Mile House*	Dave Merz, *Fort Fraser*
Sandra Busche, *Fort St John*	Garry Scott, *Rolla*

Commission Office

The business of the Commission is carried out through four functional areas.

1. **Land Use Planning and Application Processing**: Staff research and administer all applications submitted pursuant to the *ALC Act* and regulation. In addition, they also review plans and bylaws of local governments and other agencies to ensure that the ALR is properly identified and that the policies support and encourage the objectives of the *ALC Act* and Regulations.
2. **Compliance and Enforcement**: The ALC has a legislative mandate to ensure activities in the ALR are consistent with the *ALC Act*, regulations and orders of the ALC.
3. **Strategic Planning and Corporate Policy**: Staff actively participates with Commissioners in developing strategies, plans and policies to achieve its mandate. Staff also participates in planning and policy initiatives of other ministries, agencies and local governments. Interpretation of the Act and regulations is a regular part of business.
4. **Administration and Information Systems**: The previous three functions are supported by an administration, records management and information systems unit.

Executive	Policy and Special Projects	Compliance and Enforcement
Brian Underhill, *Deputy Chief Executive Officer* Colin Fry, *Chief Tribunal Officer*	Shaundehl Runka	Ron MacLeod Dave Birchmore Sharon Henderson

Regional Planners	Land Use Planners	Mapping and GIS	Administrative Support
Gordon Bednard Martin Collins Tony Pellett	Jennifer Carson Elizabeth Sutton Ron Wallace Eamonn Watson Lindsay McCoubrey Reed Bailey Laurel Eyton	Craig Phillips Gabriel Hazaparu Kathryn Lambert	Myra Duggan Cindy Brown

Auxiliary Staff	
Judson Young	Celeste Barlow

Panel Operations

The Commission operates with six Panels that include appointed members from the regions where they are making application decisions. Panels are responsible for:

- Decisions on applications;
- Plan and bylaw reviews;
- Field inspections; and
- Meeting with individuals, local governments, farm organizations and other government representatives.

Panels have the powers, duties and functions of the Commission in respect of all matters allocated by the Chair. Decisions of a Panel are final and cannot be appealed to the Board of Directors.

The Commission (including Full Commission, Executive Committee and Panels) met 42 days in fiscal year 2014/15.

Total GIS ALR Area March 31, 2015: 4,620,858 hectares.

Island Panel Responsible for the Alberni-Clayoquot, Capital, Comox Valley, Cowichan Valley, Mount Waddington, Nanaimo, Powell River and Strathcona Regional Districts and the Islands Trust.	**South Coastal Panel** Responsible for the Fraser Valley, Metro Vancouver, Squamish-Lillooet (except Lillooet area) and Sunshine Coast Regional Districts.
Okanagan Panel Responsible for the Central Okanagan, Columbia Shuswap (except Golden area), North Okanagan and Okanagan-Similkameen Regional Districts.	**Kootenay Panel** Responsible for the Central Kootenay, East Kootenay and Kootenay-Boundary and portion of Columbia Shuswap (Golden area only) Regional Districts.
Interior Panel Responsible for the Cariboo, Central Coast and Thompson-Nicola, portion Squamish-Lillooet (Lillooet area only) Regional Districts.	**North Panel** Responsible for the Bulkley-Nechako, Fraser-Fort George, Kitimat-Stikine, Peace River and Skeena-Queen Charlotte Regional Districts and the Northern Rockies Regional Municipality.

Panel Regions

Interior Panel

The Interior Panel region extends from the Central Coast (Bella Coola Valley) to the community of Chase at the western end of Shuswap Lakes, encompassing cattle ranching in the Cariboo and Thompson-Nicola Regional Districts. The region is dominated by BC's interior plateau and characterized by dry grasslands and forested parklands. The region includes the Central Coast, Cariboo, Squamish-Lillooet (Lillooet area only) and Thompson-Nicola Regional Districts.

April 1, 2014 - March 31, 2015

Number of Applications Decided by Component (All Decision Types)

EXCLUSIONS	INCLUSIONS	NON-FARM USE	SUBDIVISION	PLACE FILL & REMOVE SOIL
0	0	9	3	3

Hectares Included and Excluded

	REFUSED	APPROVED		
		Conditional	Final	Completed Conditions
Inclusion Area	0	0	0	0
Exclusion Area	0	0	0	0

Hectares Included Agriculture Capability All Approval Types (Conditional, Final & Completed)

	TOTAL	PRIME	MIXED	SECONDARY	UNCLASSED
Final Decided	0	0	0	0	0
Completed Condition	0	0	0	0	0
Conditional Approval	0	0	0	0	0
Total	0	0	0	0	0

Hectares Excluded Agriculture Capability All Approval Types (Conditional, Final & Completed)

	TOTAL	PRIME	MIXED	SECONDARY	UNCLASSED
Final Decided	0	0	0	0	0
Completed Condition	0	0	0	0	0
Conditional Approval	0	0	0	0	0
Total	0	0	0	0	0

Plans and Bylaws Reviewed

CATEGORY	INTERIOR PANEL	NUMBER
Regional Growth Strategies/Official Community Plans	• Quesnel Fringe Area Official Community Plan	1
TOTAL		1

Island Panel

The Island Panel region encompasses Vancouver Island, most of the Gulf Islands and a number of coastal mainland areas that are part of Regional Districts headquartered on Vancouver Island or are more readily accessed from the Island than from mainland centers. The region includes the Alberni-Clayoquot, Capital, Comox Valley, Cowichan Valley, Mount Waddington, Nanaimo, Powell River and Strathcona Regional Districts.

April 1, 2014 - March 31, 2015

Number of Applications Decided by Component (All Decision Types)

EXCLUSIONS	INCLUSIONS	NON-FARM USE	SUBDIVISION	PLACE FILL & REMOVE SOIL
0	2	9	1	2

Hectares Included and Excluded

	REFUSED	APPROVED		
		Conditional	Final	Completed Conditions
Inclusion Area	0	0	69	0
Exclusion Area	0	0	0	0

Hectares Included Agriculture Capability All Approval Types (Conditional, Final & Completed)

	TOTAL	PRIME	MIXED	SECONDARY	UNCLASSED
Final Decided	69	0	65	4	0
Completed Condition	0	0	0	0	0
Conditional Approval	0	0	0	0	0
Total	69	0	65	4	0

Hectares Excluded Agriculture Capability All Approval Types (Conditional, Final & Completed)

	TOTAL	PRIME	MIXED	SECONDARY	UNCLASSED
Final Decided	0	0	0	0	0
Completed Condition	0	0	0	0	0
Conditional Approval	0	0	0	0	0
Total	0	0	0	0	0

Plans and Bylaws Reviewed

CATEGORY	AREA	NUMBER
Regional Growth Strategies/Official Community Plans	• Capital Regional Sustainability Strategy (ongoing) • East Sooke OCP • Otter Point OCP • Cumberland OCP	4
Implementing Bylaws	• Qualicum Beach Growth Containment Boundary • Ga bier Island Land Use Bylaw	2
TOTAL		6

Kootenay Panel

The Kootenay Panel region encompasses the southeasterly portion of BC extending from the BC/Alberta border in the east to the Grand Forks and Kootenay Boundary area in the west. The region includes the Central Kootenay, East Kootenay and Kootenay Boundary Regional Districts and a portion of the Columbia Shuswap Regional District (Golden area only).

April 1, 2014 - March 31, 2015

Number of Applications Decided by Component (All Decision Types)

EXCLUSIONS	INCLUSIONS	NON-FARM USE	SUBDIVISION	PLACE FILL & REMOVE SOIL
2	1	12	9	3

Hectares Included and Excluded

	REFUSED	APPROVED		
		Conditional	Final	Completed Conditions
Inclusion Area	0	0	1	0
Exclusion Area	0	5	3	0

Hectares Included Agriculture Capability All Approval Types (Conditional, Final & Completed)

	TOTAL	PRIME	MIXED	SECONDARY	UNCLASSED
Final Decided	1	0	0	1	0
Completed Condition	0	0	0	0	0
Conditional Approval	0	0	0	0	0
Total	1	0	0	1	0

Hectares Excluded Agriculture Capability All Approval Types (Conditional, Final & Completed)

	TOTAL	PRIME	MIXED	SECONDARY	UNCLASSED
Final Decided	3	0	0	3	0
Completed Condition	0	0	0	0	0
Conditional Approval	5	0	5	0	0
Total	8	0	5	3	0

Plans and Bylaws Reviewed

CATEGORY	AREA	NUMBER
Regional Growth Strategies/Official Community Plans	• City of Fernie OCP • District of Invermere OCP • District of Soparwood OCP	3
Parks and Recreation Plans	• DRCK Crescent Valley beach Park Management Plan	1
Other Land Use Plans	• South Kootenay Zoning and Floodplain Management Plan	1
ALR Boundary Reviews	• ALR Boundary Review – EKRD areas B & C	1
TOTAL		6

North Panel

The North Panel region encompasses north east, north central and north west BC, from Prince George, north east and west. The region includes the Bulkley-Nechako, Fraser-Fort George, Kitimat-Stikine, Peace River and Skeena-Queen Charlotte Regional Districts and the Northern Rockies Regional Municipality.

April 1, 2014 - March 31, 2015

Number of Applications Decided by Component (All Decision Types)

EXCLUSIONS	INCLUSIONS	NON-FARM USE	SUBDIVISION	PLACE FILL & REMOVE SOIL
15	12	17	27	16

Hectares Included and Excluded

	REFUSED	APPROVED		
		Conditional	Final	Completed Conditions
Inclusion Area	1	0	463	0
Exclusion Area	27	20	165	5

Hectares Included Agriculture Capability All Approval Types (Conditional, Final & Completed)

	TOTAL	PRIME	MIXED	SECONDARY	UNCLASSED
Final Decided	463	0	0	463	0
Completed Condition	0	0	0	0	0
Conditional Approval	0	0	0	0	0
Total	463	0	0	463	0

Hectares Excluded Agriculture Capability All Approval Types (Conditional, Final & Completed)

	TOTAL	PRIME	MIXED	SECONDARY	UNCLASSED
Final Decided	165	69	71	25	0
Completed Condition	5	5	0	0	0
Conditional Approval	20	3	17	0	0
Total	190	77	88	25	0

Plans and Bylaws Reviewed

CATEGORY	AREA	NUMBER
Regional Growth Strategies/Official Community Plans	• District of Taylor Official Community Plan • District of Vanderhoof OCP • Smithers/Telkwa revised OCP	3
Implementing Bylaws	• District of Taylor Zoning Bylaw	1
TOTAL		4

Okanagan Panel

The Okanagan Panel region encompasses the Okanagan and Similkameen Valleys, the Columbia Shuswap and Princeton areas. The region includes the Central Okanagan, Columbia Shuswap (except Golden area), North Okanagan and Okanagan-Similkameen Regional Districts.

April 1, 2014 - March 31, 2015

Number of Applications Decided by Component (All Decision Types)

EXCLUSIONS	INCLUSIONS	NON-FARM USE	SUBDIVISION	PLACE FILL & REMOVE SOIL
1	2	14	18	4

Hectares Included and Excluded

	REFUSED	APPROVED		
		Conditional	Final	Completed Conditions
Inclusion Area	0	0	1	0
Exclusion Area	0	1	0	0

Hectares Included Agriculture Capability All Approval Types (Conditional, Final & Completed)

	TOTAL	PRIME	MIXED	SECONDARY	UNCLASSED
Final Decided	1	1	0	0	0
Completed Condition	0	0	0	0	0
Conditional Approval	0	0	0	0	0
Total	1	1	0	0	0

Hectares Excluded Agriculture Capability All Approval Types (Conditional, Final & Completed)

	TOTAL	PRIME	MIXED	SECONDARY	UNCLASSED
Final Decided	0	0	0	0	0
Completed Condition	0	0	0	0	0
Conditional Approval	1	1	0	0	0
Total	1	1	0	0	0

Plans and Bylaws Reviewed

CATEGORY	AREA	NUMBER
Regional Growth Strategies/Official Community Plans	• City of Enderby Official Community Plan • Village of Lumby Official Community Plan	2
Implementing Bylaws	• District of Peachland Zoning Bylaw	1
Parks and Recreation Plans	• Vernon Parks Masterplan	1
TOTAL		4

South Coast Panel

The South Coast Panel region encompasses the lower mainland region of BC from Hope and environs to the Fraser River delta and north to the Sunshine Coast and the Squamish River and Pemberton valleys. The region includes the Fraser Valley, Metro Vancouver, Squamish-Lillooet (except Lillooet area) and Sunshine Coast Regional Districts.

April 1, 2014 - March 31, 2015

Number of Applications Decided by Component (All Decision Types)

EXCLUSIONS	INCLUSIONS	NON-FARM USE	SUBDIVISION	PLACE FILL & REMOVE SOIL
0	1	23	15	9

Hectares Included and Excluded

	REFUSED	APPROVED		
		Conditional	Final	Completed Conditions
Inclusion Area	2	0	0	0
Exclusion Area	0	0	0	0

Hectares Included Agriculture Capability All Approval Types (Conditional, Final & Completed)

	TOTAL	PRIME	MIXED	SECONDARY	UNCLASSED
Final Decided	0	0	0	0	0
Completed Condition	0	0	0	0	0
Conditional Approval	0	0	0	0	0
Total	0	0	0	0	0

Hectares Excluded Agriculture Capability All Approval Types (Conditional, Final & Completed)

	TOTAL	PRIME	MIXED	SECONDARY	UNCLASSED
Final Decided	0	0	0	0	0
Completed Condition	0	0	0	0	0
Conditional Approval	0	0	0	0	0
Total	0	0	0	0	0

Plans and Bylaws Reviewed

CATEGORY	AREA	NUMBER
Growth Strategies/ Official Community Plans	Fraser Valley • FVRD Regional Growth Strategy • Kent OCP corrections • Mission OCP • Popkum OCP Metro Vancouver • MV Regional Growth Strategy consultation Sunshine Coast • Gibsons OCP update • Sechelt OCP	7
Implementing Bylaws	Metro Vancouver • Langley Township Zoning Bylaw Sunshine Coast • Sechelt Zoning Bylaw • Sunshine Coast Zoning Bylaw	3
Transportation Plans	Fraser Valley • Abbotsford major street network • Chilliwack road planning Metro Vancouver • Coquitlam ALR road planning • Langley Township road network • George Massey tunnel replacement bridge • Port Coquitlam road planning • South Fraser Perimeter Road implementation Sunshine Coast • Highway 101 Bypass	8
Parks and Recreation Plans	Fraser Valley • Kilby Historic Park	1

CATEGORY	AREA	NUMBER
Agriculture Plans	Metro Vancouver • Langley Township Agricultural Impact Assessment Guidelines • Langley Township Soil Policy	2
Other Land Use Plans	Fraser Valley • Mission Agricultural Land Deletions from Regional Growth Strategy Metro Vancouver • Canadian Border Services Aldergrove Redesign • ALC/Langley Township Memorandum of Understanding	3
TOTAL		24

Compliance and Enforcement

The Compliance and Enforcement division carries out site inspections, investigations and enforcement actions throughout the ALR in British Columbia. During the year the division has reached out to its local government partners to work collaboratively to respond to inquiries and address issues pertaining to the ALR within their communities. The Commission continues to utilize its Natural Resource Officer (NRO) counterparts at the provincial level who are designated officials to assist in inspections in the more expansive areas of the province.

Activity Summary

April 2014 to March 2015 Activities of the Compliance and Enforcement Division

During the year the C & E Team worked on improving opportunities for communication about the work of the ALC with respect to compliance and enforcement activities.

An enhanced component on the ALC's new Website is dedicated to the topic of compliance and enforcement and provides new and clearer information about the role of the ALC and its staff, appointed officials and local governments.

The ALC website was also enhanced by adding a reporting feature where individuals can report suspected non-compliant land use activities via an online 'Compliance and Enforcement Land Use Activity Form'. The reporting form is intended to provide consistent and more complete information about suspected activities, that will then allow C & E staff to determine the priority and type of action needed in terms of a response or follow up.

New Complaint Files	Pending Complaint Files	Files In Process for Closure	Files Closed	NRO Designated Officials	Request for Assistance of NRO Officials
40	38	50	10	26	12

Planning and Operational Policy

The ALC continued to work closely with local governments on their land use planning activities as reflected in the list of planning activities for each region.

Policy work at the Commission is often driven by the lack of specificity and clarity in existing regulations and the resulting requirement to interpret the regulations. Policy work focused on anaerobic digesters and associated nutrient management planning, composting and processing of urban organic green waste in the ALR, weddings and other commercial activities and truck parking.

Delegation Agreements

Delegation is the authorization by the ALC to a local government or an authority to act on its behalf to make use and subdivision decisions in the ALR under s. 26 of the *ALC Act*.

Delegation involves a primary statutory body entrusted by the legislature with the exercise of a statutory power, conferring upon another decision maker (the "Delegate") the power to make certain decisions under the statute. As such, the decision of the Delegate is treated as if it were the decision of the original decision maker. To enter into a delegation, a body such as the ALC must have confidence that the proposed delegate is ready, willing and able to carry out the statutory mandate conferred under the enabling statute. This confidence means ensuring the proposed delegate understands and is prepared to ensure complete compliance with the statutory processes and purposes of the *ALC Act*.

Local Governments

1. Regional District of Fraser-Fort George
   - In the 2014/15 the Regional District made six decisions under the delegated decision-making authority.

2. Regional District of East Kootenay
   - In the 2014/15 the Regional District made one decision under the delegated decision-making authority.

Oil and Gas Commission

- In 2014/15 a total of 297 oil and gas activities on ALR lands were exempted from making an application pursuant to the delegation agreement based on reporting and reclamation conditions. The OGC received 26 Schedule "B" post reclamation reports where ALR lands were no longer needed for oil and gas use. The OGC Commissioner 29 decisions on *ALC Act* applications. 256 inspections were carried out.

Auditor General Report Update

The ALC continues to work on meeting the recommendations set out by the Auditor General's Office in its 2010 review of the organization. Much of the work linked to the transitional projects noted below is driven by the recommendations. To ALC submitted a June 2014 Self-Assessment Report to the Office of the Auditor General. The ALC is committed to completing the work that is substantially complete over the next 1-2 years.

Special Projects

Historical File Scanning and Data Entry Project

The digitizing process of the ALC's paper files from the start of the ALR in 1973 until 1995 continued this fiscal year. The vetting, scanning, collating and storing portion of this project is now complete. In all, 32,398 files from 1,923 boxes, spanning 22 years and covering 29 regional districts were processed. The mapping phase of these older applications is almost complete and is expected to be finished in the summer of 2015, thanks in part to our GIS co-op students from Simon Fraser University. The final step is the data entry portion, which is progressing. Ten regional districts have been completed and 19 left to do. Completion is dependent upon staff resources, but estimated timing is between 12 to 24 months.

Website

As part of improving public access to information for applicants, local governments and the public, the ALC launched a new website in Fall 2014. The website includes a more up to date and user friendly platform, with added information about purchasing ALR land and living in the ALR, the application process, the role of the ALC as an administrative tribunal, the new application portal, historical reports on the history of the ALR.

The website initiative is consistent with the ALC's strategic initiatives laid out by the ALC Board and Chair, and is aimed at supporting the ALC's efforts to strengthen operations and communicate how it is protecting land in the Agricultural Land Reserve throughout British Columbia.

Online Application Portal

The new online Application Portal (the "Application Portal") will replace the current paper format for *Agricultural Land Commission Act* applications. An online electronic form will be used by all applicants to submit their application to the ALC.

The Application Portal will be accessed by applicants and local governments from the ALC website, where links to sample applications, templates and supporting documents will also be available. Applicants will be able to view the questions required for each application type or notice of intent as well as guidance documents in advance of filling in the online application. Local governments will be able to process the applications through the Application Portal and forward its comments and recommendations to the ALC. The online application system will provide more transparency to those applications received, considered, and decided upon by the ALC. Initially the applications will only be viewable by the applicant (their agent), local governments and ALC staff. Applications and their status will eventually be viewable by the public on the website and throughout the application process.

Benefits to the ALC and local government staff of an online application form will be fewer staff resources spent handling applications, data from the online forms will be directly entered into the ALC database, triage and prioritization of applications will be easier and the online format will provide for consistent information related to each application.

The Application Portal is expected to launch in the summer of 2015.

Online Application Tracking System (OATS)

The ALC's OATS business application was amended to support the Application Portal functionality as a result of usability testing. Improvements to the data reports and reporting capabilities were made and a number of bugs were fixed.

ALR Boundary Reviews

East Kootenays: The ALC is conducting five individual boundary review projects in the Regional District of East Kootenay (RDEK) and for efficiency, the review areas have been broken down according to Electoral Areas. Multiple reviews have been running concurrently throughout the life of the project and to date, one boundary review project has been completed.

As a result of the changes to the *ALC Act* and the number of newly appointed Commissioners, the boundary review projects in the East Kootenays were postponed for most of the year. While ALC staff continued to identify specific areas of interest for the remaining four boundary review projects, only a limited amount of progress was achieved.

The ALC has planned to continue the East Kootenay boundary review projects in spring 2015 and will continue to work in tandem with the RDEK and local governments in an effort to complete all five reviews by March 2016.

Central & Northern BC: As staff resources are moved from processing non-farm use and subdivision applications, ALC staff will devote additional time to conducting boundary review projects throughout northern and central BC.

ALC representatives have met with Peace River Regional District (PRRD) staff on several occasions as part of its ongoing collaboration in reviewing the PRRD's planning initiatives as a precursor to exploring potential ALR boundary review(s).

In June 2014, ALC representatives met with the Regional District of Kitimat-Stikine, Regional District of Bulkley-Nechako, Regional District of Fraser-Fort George and the District of Vanderhoof for preliminary discussions regarding boundary reviews in these jurisdictions. The ALC continues to explore the possibility of conducting boundary reviews in these aforementioned jurisdictions.

Mapping, GIS and Data Management

The mapping/GIS staff continues to work with contractors on linking the Online Application Tracking System (OATS) database to the ALC spatial information system.

The mapping/GIS staff also continue to work with contractors on the interactive self-help Portal to enable users to access data, historical file information and to spatially search for applications.

The digital layer of application history continues to undergo quality assurance, with approximately 70% of work being complete.

Mapping/GIS staff continues their involvement in ALR boundary reviews compiling data and creating maps that assist land use planners in identifying lands for review, information for stakeholder consultations and public engagement which will assist commissioners in the decision-making process.

Since the launch of the new website in September 2014, and the introduction of mapping tools such as the "ALR Property and Map Finder", there has been a downward trend in the number of public inquiries directed to the mapping department. Inquiries have decreased by 21% from 2013-2014 (224 inquiries) to 176 inquiries in the 2014-2015.

Mapping/GIS staff continues their work on the 'ALR Usable Land' GIS analysis which will identify areas currently in the ALR such as water bodies, major roads, provincial parks, etc. that are not likely available for farming/agriculture activities due to the permanency of other land use.

CUMULATIVE PANEL STATISTICS – Apr 1, 2014-Mar 31, 2015

Number of Applications Decided by Component Type (Includes All Types of Decisions)

PANEL REGION	EXCLUSION	INCLUSION	NON FARM USE	SUBDIVISION	PLACE FILL & REMOVE SOIL
Interior	0	0	9	3	3
Island	0	2	9	1	2
Kootenay	2	1	12	9	3
North	15	12	17	27	16
Okanagan	1	2	14	18	4
South Coast	0	1	23	15	9
TOTAL	**18**	**18**	**84**	**73**	**37**

Hectares Included and Excluded and Net Change - Outright, Conditional Approved and Completed Conditions*

PANEL REGION	INCLUSION		EXCLUSION		NET CHANGE
	APPROVED	REFUSED	APPROVED	REFUSED	
Interior	0	0	0	0	0
Island	69	0	0	0	+69
Kootenay	1	0	8	0	-7
North	463	1	190	27	+273
Okanagan	2	0	1	0	+1
South Coast	0	2	0	0	0
TOTAL	**535**	**3**	**199**	**27**	**+336**

* This table includes applications the ALC approved without conditions, approved with conditions and previous approvals where conditions were finalized during 2014/15.

Approved Area Included and Excluded and Net Change 2014/15 (Hectares)*

PANEL REGION	INCLUSION	EXCLUSION	NET CHANGE
	APPROVED	APPROVED	
Interior	0	0	0
Island	69	0	+69
Kootenay	1	3	-2.0
North	463	165	+298
Okanagan	1	0	+1
South Coast	0	0	0
TOTAL	**534**	**168**	**+366**

* This table includes applications the ALC approved without conditions (Outright Approvals).

Conditionally Approved Area Included and Excluded 2014/15 (Hectares)

PANEL REGION	INCLUSION	EXCLUSION
	APPROVED	APPROVED
Interior	0	0
Island	0	0
Kootenay	0	5
North	0	20
Okanagan	0	1
South Coast	0	0
TOTAL	**0**	**26**

Note: No change to the ALR until all conditions related to the approval are completed

Agriculture Capability of Areas Approved for Inclusion in the ALR 2014/15 (Hectares)
(Includes All Types of Decisions)

PANEL REGION	Area Included	Prime	Mixed	Secondary	Unclassed
Interior	0	0	0	0	0
Island	69	0	65	4	0
Kootenay	1	0	0	1	0
North	463	0	0	463	0
Okanagan	2	2	0	0	0
South Coast	0	0	0	0	0
TOTAL	**535**	**2**	**65**	**468**	**0**

Agriculture Capability of Area Approved for Exclusion from the ALR 2014/15 (Hectares)
(Includes All Types of Decisions)

PANEL REGION	Area Excluded	Prime	Mixed	Secondary	Unclassed
Interior	0	0	0	0	0
Island	0	0	0	0	0
Kootenay	8	0	5	3	0
North	190	77	88	25	0
Okanagan	1	1	0	0	0
South Coast	0	0	0	0	0
TOTAL	**199**	**78**	**93**	**28**	**0**

Plans and Bylaws Reviewed Summary 2014/15

	INTERIOR	ISLAND	KOOTENAY	NORTH	OKANAGAN	SOUTH COAST
GROWTH STRATEGIES/OFFICIAL COMMUNITY PLANS	1	4	3	3	2	7
IMPLEMENTING BYLAWS	0	2	0	1	1	3
TRANSPORTATION PLANS	0	0	0	0	0	8
AGRICULTURE PLANS	0	0	0	0	0	2
PARKS AND RECREATION PLANS	0	0	1	0	1	1
OTHER LAND USE PLANS	0	0	1	0	0	3
COVENANTS	0	0	0	0	0	0
ALR BOUNDARY REVIEWS	0	0	1	0	0	0
DELEGATION AGREEMENTS	0	0	0	0	0	0
TOTAL	**1**	**6**	**6**	**4**	**4**	**24**

New Applications Received Previous Five Years

	2010/11	2011/12	2012/13	2013/14	2014/15
Number of Applications Received	540	448	447	476	408

This table reflects only new applications received by the Commission. It does not reflect workload as the following work is not accounted for: application reconsiderations, land use planning, notices of intent for placement of fill and soil removal and compliance and enforcement issues.

Application ALR Included & Excluded by Regional District

April 1, 2014 to March 31, 2015

REGIONAL DISTRICT	INCLUSIONS (hectares)	EXCLUSIONS (hectares)
Alberni Clayoquot	0	0
Bulkley Nechako	105	8
Capital	0	0
Cariboo	0	0
Central Coast	0	0
Central Kootenay	0	3
Central Okanagan	0	0
Columbia Shuswap	0	0
Comox Valley	0	0
Cowichan Valley	0	0
East Kootenay	0	0
Fraser Fort George	19	0
Fraser Valley	0	0
Kitimat Stikine	0	0
Kootenay Boundary	1	0
Metro Vancouver	0	0
Mount Waddington	0	0
Nanaimo	65	0
North Okanagan	2	0
Northern Rockies	0	0
Okanagan Similkameen	0	0
Peace River	339	162
Powell River	4	0
Skeena-Queen Charlotte	0	0
Squamish Lillooet	0	0
Strathcona	0	0
Sunshine Coast	0	0
Thompson Nicola	0	0
Total Hectares	535	173

Note: (1) Final approved and completed conditions decisions (no conditional approvals).

Total GIS ALR Area March 31, 2015: 4,620,858 hectares

2014/15 Financial Report

DESCRIPTION	2014/15 Base Budget April 2014	2014/15 Year End March 31, 2015
SALARIES	1,668,000	1,449,000
BENEFITS	417,000	361,000
COMMISSION	500,000	387,000
STAFF TRAVEL	50,000	29,000
PROFFESIONAL SERVICES CONTRACTS	75,000	55,000
LEGAL CONTRACTS	400,000	334,000
INFORMATION SYSTEMS	250,000	286,000
OFFICE SUPPLIES & BUSSINESS EXPENSE	80,000	83,000
STATUTORY ADVERTISING	20,000	0
UTILITIES & MATERIALS	5,000	2,000
VEHICLES	28,000	0
AMMORTIZATION	2,000	0
BUILDING OCCUPANCY CHARGE	3,000	0
OTHER EXPENSES	1,000	200,000
RECOVERIES	(3,000)	(1,000)
TOTAL BUDGET	**3,496,000**	**3,185,000**

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